



PLANNING COMMISSION

MINUTES

October 27, 2010

4:00 P.M.

CITY OF FREDERICKSBURG
715 PRINCESS ANNE STREET
COUNCIL CHAMBERS

COMMISSION MEMBERS

Roy McAfee, Chair
Dr. Roy Gratz, Vice-Chair
Berkley Mitchell, Secretary, Absent
Susan Spears
Ricardo Rigual
Edward Whelan, III
Vic Ramoneda

CITY STAFF

Ray Ocel, Director of Planning

1. CALL TO ORDER

The October 27, 2010 Planning Commission meeting was called to order at 4:00 p.m. by Chairman Roy McAfee.

2. PLEDGE OF ALLEGIANCE

3. ADOPTION OF MINUTES

- o October 13, 2010 – Approved/adopted as submitted.

UNFINISHED BUSINESS/ACTION ITEMS

4. **Zoning Ordinance Text Amendment** - Amending City Code Chapter 78, Zoning, Planning and Development, Article I, In General, Definitions Section 78-1 in order to add a definition of a transportation recycling facility. Further amendment includes amending Section 78-722, uses permitted by special use permit in the I-2, General Industrial zoning district by adding a transportation recycling facility as a use permitted by special use permit.

Mr. Ocel noted that at the October 13, 2010 public hearing, the Commission did not receive any comments from the public. The Commission members did not raise any questions in regard to the text amendment but had several questions in regard to the companion special use permit application. He said that staff requests that the Planning Commission review two proposed text amendments to the City's Zoning Ordinance:

1. The first text amendment entails adding language to the Zoning Ordinance to permit a Transportation Recycling Facility by special use permit in the I-2 district

2. A second text amendment is proposed in order to provide a definition of a Transportation Recycling Facility.

Commissioners had no further comments on the Zoning Ordinance Text Amendment.

Dr. Gratz made a motion to recommend approval of the Text Amendment as outlined in the staff report.

Mr. Rigual seconded the motion.

Motion carried by a unanimous vote of 6 – 0.

5. **SUP2010-07: M&M Auto Parts, Inc.** Special Use Permit request to operate a transportation recycling facility at 1351 Belman Road. The property is zoned I-2, General Industrial and is designated as General Industrial on the Future Land Use Map contained within the 2007 Comprehensive Plan.

Mr. Ocel noted that at the October 13, 2010 public hearing, the Commission did not receive any comments from the public regarding this special use permit. Commission members had raised questions in regard to the hazardous materials plan and how those materials are removed from the site. Commissioner Ramoneda also raised a question in regard to the annual sales and employment information contained within the application.

M&M Auto Parts, Inc. is the applicant and property owner requesting a special use permit to operate a transportation recycling facility located at 1351 Belman Road in the Battlefield Industrial Park.

Mr. Ocel said that if the Planning Commission recommends approval of the special use permit, the following conditions are recommended:

- o That the development of the property be in general conformance with the Generalized Development Plan prepared by Bagby, Caldwell and Associates, PC dated July, 2010 and the Site Plan prepared by Architectural Resources, Inc. dated 9-2-10.
- o That the proposed use of the property is permitted only so long as it continues and is not discontinued for more than two years.
- o The use of the property shall commence within one year of the date of the adoption of the City Council resolution.
- o That additional evergreen trees be planted along the southern property line if it is determined by the Zoning Administrator that the existing vegetation does not completely screen the outdoor storage area from adjacent properties or streets.

There was no further discussion by Commissioners.

Mr. Whelan made a motion to recommend approval of the special use permit with the four conditions outlined by staff.

Mr. Ramoneda seconded the motion.

Motion carried by a unanimous vote of 6 – 0.

OTHER BUSINESS

Planning Commissioner Comment

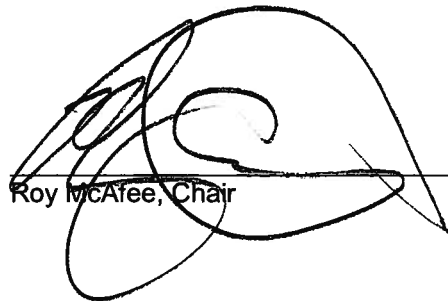
- Mr. Ramoneda thanked Commissioners for working with him during his eight years on the Commission.
- Mr. McAfee said he wanted to reiterate his comments thanking Mr. Ramoneda for his exemplary service on the Commission.

Planning Director Comment

- Mr. Ocel noted that the City Council approved the Howson and Serenity Home Special Use Permits on October 26, 2010. He noted that Council tabled the Fairwinds Special Use Permit application due to a couple conflicting figures and will revisit the application at its next meeting.
- Mr. Ocel said he has developed a list of group homes in the City and will distribute this list to City Council and the Commission once it has been finalized.
- Mr. Ocel said he and the Senior Planner, Erik Nelson, are reviewing the Lafayette Boulevard Corridor Design Guidelines and will plan a work session once completed.
- Mr. Ocel said that at the November 9th Council meeting, he and the City Attorney will put a zoning matter before them to be referred to the Commission regarding the C-T Commercial Transitional Zoning District and its restrictive nature. He explained that there perhaps needs to be more uses allowed as a by-right use.
- Dr. Gratz asked if the Watershed Plan had been discussed by City Council at its October 26, 2010 meeting. Mr. Ocel said it is scheduled to go before them at the November 23, 2010 meeting as there was not enough time to advertise for the October 26 hearing.

ADJOURNMENT

Dr. Gratz moved to adjourn. Mr. Rigual Seconded.
Meeting adjourned at 4:10 p.m.



Roy McAfee, Chair